



Metro Nashville DISTRICT ENERGY SYSTEM

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In This Edition:

- [General Manager's Corner](#)
- [Meet Eddy Cherry](#)
- [6th Annual Golf Tournament](#)
- [MNDES Advisory Board Member - Karen Bennett](#)
- [Customer Spotlight](#)
- [Former DES Advisory Board Members Honored](#)

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Employee Spotlight: Meet Eddy Cherry, Stationary Engineer 1



Q: How long have you worked for Metro DES?

A: I worked at the Nashville Thermal Transfer Corporation (NTTC) from 1996 until it burned down in 2003. I was here throughout the transition from the thermal plant to Metro DES, which was completed in December 2003. December 8 marked my five-year anniversary at DES, but technically I've worked at NTTC and DES for 13 years combined.

Q: For those who don't know what a stationary engineer's role is,

General Manager's Corner

By Tim Hestle

We recently completed an annual review and update of our Emergency Response and Business Continuity Plan for the Nashville District Energy System. This exercise made me think of several other things related to this topic.

Since the events of 9/11, it has been prudent for businesses to have a plan on how to respond to terrorist attacks. Prior to that, natural catastrophes, such as hurricanes, tornadoes, floods and earthquakes, are what most people thought of as disasters. People who live in areas prone to these types of catastrophic weather conditions generally know how to deal with them from experience. I have found that a written plan is very beneficial, even if it is not a requirement.

Outside of the business setting, how prepared are you and your family for an emergency?

As at work, fire- or weather-related disasters at your home are things that will most likely affect you, your family and the community. Other issues that personally affect you, for instance, an accident, a medical emergency, an extended illness, a death in the family, or in these economic times, being laid off from your job, could also be considered disastrous. So, what do you do?

In a physical disaster, you need to have a planned escape route and predetermined gathering place. If there is a fire, do you have a fire extinguisher? If so, do you know how to use it? You need to have a plan for communication and emergency contacts, you need to know where to go for shelter and you need to have an emergency supply kit.

What is an emergency kit? you may ask. It consists of items you need for basic survival. Common items suggested for an emergency supply kit are:

- One gallon of fresh water per day for each person for a minimum of three days
- Three-day supply of nonperishable food
- Radio
- Flashlight with extra batteries
- Matches or a lighter
- First aid kit
- Combination tool with pliers, knife, can opener, etc.
- Dust masks
- Plastic sheeting and duct tape
- Maps
- Whistle



please tell us a little bit about your day-to-day responsibilities.

A: We are the control room operators. We monitor the plant's computer system, which controls the pressures, temperatures, flows and other readings for: boilers, chillers, pumps, cooling towers and electrical systems. We also remotely monitor individual building conditions, and keep daily logs and reports on the usage of each building.

Additionally, we continuously check the water quality at the plant to make sure it's maintained within certain parameters. Simply put, we make sure the customers' heating and cooling needs are met. During the off hours, we act as the shift supervisors.

Q: Were you on the clock when the thermal plant burned down?

A: I was a shift supervisor at the time, but my crew's shift ended about two hours before it caught fire. I actually saw it on the news when I got home from work that day, and it was very surreal to see that place where I worked burning down on TV.

To our credit, we were able to get the system back up in less than 48 hours. Our customers only had to go one business day without service, which is pretty incredible considering the circumstances.

Q: What's the biggest difference between NTTC and DES that affects your day-to-day responsibilities?

A: My job at DES is a lot less stressful than it was at NTTC. Our computer system is much more automated at DES than it was at NTTC. It also helps to have new equipment and a new facility with more sophisticated technology.

Q: What path led you to where you are? What did you do before joining DES that prepared you to be successful?

A: I graduated from the Bowling Green Technical School in electronics in 1976, where I trained in troubleshooting and repair of AC and DC circuitry, digital systems, hydraulic-pneumatic systems, industrial electricity, and plumbing. I

In the event of a medical emergency, we learn in basic first aid training to first check the scene to make sure it is safe. You do not want to become a victim yourself. Try to verify the problem. This could be anything from a heart attack to a broken leg. Next, call 911. Describe the victim's condition and your location. Follow the instructions of emergency personnel.

Another medical emergency, currently in the news, is the flu pandemic. How do you prepare for this health crisis? First, be proactive and get a vaccination, if one is available. Wash your hands often with soap and water or an alcohol-based hand sanitizer. If you become sick with flu-like symptoms (a fever, cough or sore throat), stay home and contact your health care provider. Get plenty of rest, drink a lot of water and follow your doctor's instructions. As we've seen, the H1N1 strain can be deadly.

Financial disasters can often be very emotional times. In the event of an accident or medical emergency, do you have medical insurance? If there is a death in your immediate family, is there a will? Have arrangements been made in advance? Is there life insurance to cover funeral expenses? If you get laid off or lose your job, do you have enough money in a savings account to carry you through until you get back on your feet?

I realize these are not pleasant things to think about. However, when these types of situations arise, a little planning will make coping with such matters much easier. I suggest that you involve family members. Remember, the first step in developing a plan is to identify the problem (or disaster). Next, make a list of cause-and-effect scenarios ...if this happens, this is what we should do. Finally, do not skimp on the details.

At DES, we've gone through a similar planning process to ensure our customers a safe and timely restoration of services in the event of a disaster at the plant. We're very proud of our successful track record thus far. During six years of operations, the system has never been totally down. A crane accident in 2006 forced the fuel supply to the boilers to be shut down for approximately eight hours, but the chillers remained in operation. Whenever a scheduled steam system outage has taken place, the chilled water system has remained in service. The reverse is also true: When the chilled water system has been down for scheduled routine maintenance, the steam system has remained in service. The reliability for each service continues to be greater than 99 percent.

6th Annual Golf Tournament

The Sixth Annual Constellation Energy/Nashville District Energy Golf Tournament was held on July 18, 2009, at Pine Creek Golf Course in Mt. Juliet. The weather was perfect, the golf course was in excellent shape, and the staff, as always, was a pleasure to work with. Out of the 88 people who played, 15 were CEPS employees and five were MNDES customers.

learned to control plant processes while working in the motor fuel grade ethanol industry during the '80s. Then I received HVAC Technician Certification (Universal) in 1999 while working at NTTC.

Q: When you started in 2003, the facility was brand-new. In the last e-newsletter we asked Harry Ragsdale, Metro DES project administrator, about DES' ongoing goal to keep the equipment like-new. He mentioned Constellation Energy Projects & Services' commitment, as the system operator, to keep all the equipment in topnotch condition. What kinds of things does CEPS regularly do that have contributed to keeping the plant in such great condition?

A: A continual preventive maintenance system during which our maintenance personnel are checking all of the equipment on a regular basis. We also rotate the usage of redundant motors and equipment on a monthly schedule, which allows us to maintain excellent productivity at the plant.

Q: What advice would you give to DES customers to keep costs down and efficiency high as we transition from fall to winter?

A: I think making sure building equipment is in good condition goes a long way in meeting that goal. It's important that our customers perform preventive maintenance on their equipment to ensure peak functionality and efficiency.

Q: You live in Franklin, Ky., and make the drive to Nashville for work. How long does it take you to get to work, and what's your schedule like? Is that common for other employees at DES, or do you live the farthest away? I'm guessing you must really like your job to make that commute.

A: I live right across the border, and the drive is exactly 50 miles one way. It takes about 45 minutes if traffic cooperates, and I typically have to make the drive three or four days per week. The operations personnel work a 365 day per year, rotating shifts, 12 hours per day. There is one other operator who drives about 45 miles



First-place team members: (l to r) Tom Downs (Cooperative Retirement Services of America), Jay Downs (Auto Owners Insurance), Todd Downs (Green Acres Landscaping) and Rusty Skelley (John Deere)

The winning team finished at 10 under par, with a score of 62. Each of the first-place team members and the individual contest winners received trophies and cash prizes. The teams were evenly matched again this year, as the last-place team finished only 11 strokes behind with a score of 73.

Many of our customers, contractors, vendors and friends generously sponsored holes and donated gifts to be given away as prizes for the remainder of the participants. Constellation Energy Projects & Services Group sponsored a hole-in-one contest on all of the par 3 holes, as well as the barbecue luncheon immediately following the tournament. The event was a tremendous success. Thanks to everyone who joined us for what has become one of the most anticipated events of the year for CEPS and MNDES.

Individual contest winners were:

Longest Drive:
Lance Warren
Warren Insulation



Closest to the Pin
Johnny Trevino
Premier Water



farther than I do. I really do like my job; the people I work with are more like family. I feel very blessed to be a part of this company.

Q: If you weren't a shift engineer at Metro DES, what would you like to do?

A: I could see myself training horses, raising border collies or being a professional fisherman. Too many choices.

Q: What do you like to do when you're not on the job?

A: Mostly fishing, boating and occasionally hunting during deer or turkey season. I like spending time at home with my wife, Debbie, on the family farm.

Former DES Advisory Board Members Honored

The Metro Nashville District Energy System Advisory Board was established in 2004 to review DES activities and make reports and recommendations to the mayor's office. Prior to the November 19, 2009, board meeting, current board chairwoman Karen Bennett introduced Mayor Karl Dean in an informal ceremony to recognize three former DES board members. Mayor Dean thanked Joe Sweat, J.B. Loring and Charles Harrison for their dedication and service. Each of the honorees was then presented a certificate of recognition.



Left to right: Joe Sweat, J.B. Loring, Mayor Karl Dean, Charles Harrison and Karen Bennett

Charles Harrison earned his Bachelor of Science degree from the University of Tennessee, where he majored in accounting. Harrison is a licensed Certified Public Accountant and is a Certified Government Financial Manager. He served as the assistant to the state's Comptroller of the Treasury from 1985 to 2009. In that position, he was directly involved with the financial management of state projects and contracts, provided accounting, budgeting, information systems and human resources support to the Office of the Comptroller, and advised state departments regarding procurement and contracting issues.

In 2009, Governor Phil Bredesen named Harrison as Special Assistant to the Governor for Recovery Act Administration to lead the state's implementation of the American Recovery and Reinvestment Act of 2009. Harrison decided to retire rather than to accept this new position.

Prior to his retirement, he was a member of the Association of Government Accountants, where he served as a national president. He was also appointed as the State Constitutional Officers' representative to the UT Foundations Study Committee and was the state's representative on the Metropolitan Nashville District Energy System Advisory Board. With his extensive accounting background, he was committed to helping the DES Advisory Board ensure dependable and cost-effective services were provided to the DES customers.

"Nashville's downtown business district is very fortunate to have a world-class district energy facility dedicated to providing efficient and cost-effective energy to our buildings," Harrison said. Harrison has a long history with district energy in Nashville. Prior to becoming a DES Advisory Board member, he served on the board of directors for Nashville Thermal Transfer Corporation.

J.B. Loring, a Nashville native, attended the University of Tennessee, where he

received his pre-law degree. He later attended Nashville School of Law, where he received his Doctor of Jurisprudence degree.

Loring served in the U.S. Coast Guard for three years and in the U.S. Air Force for two years; he was stationed in Korea during the Korean War. He is a life member of the Korean War Veterans Association, the American Legion and the Veterans of Foreign Wars. He spent 30 years with Nashville Electric Service before retiring as director.

Loring is also a former Metro Council member. He represented District 15 in the Donelson area. His vast experience, coupled with his background in government and the energy business, made him a perfect candidate for the DES board. He served as a board member, representing Metro, for many years and was a past chairman. Loring also served on the board of directors for Nashville Thermal Transfer Corporation.

Joe Sweat earned a degree in English literature from the University of Memphis. He is a member of the national board of directors and national executive committee for the ACLU. He also serves on the board of directors and as a volunteer lobbyist for ACLU Tennessee.

Sweat is a U.S. Navy veteran and also has an extensive background in journalism. He covered politics, civil rights and the music industry for The Associated Press, was an urban affairs writer for The Commercial Appeal, organized and directed the Vanderbilt University News Bureau and continues to contribute articles to the Nashville Scene. Sweat is also a former Society of Professional Journalists member and was the lead reporter covering the death of Martin Luther King Jr. for The Commercial Appeal.

Sweat served as the executive director of the Tennessee Municipal League from 1982 to 1998. He is also an immediate past member of the Metro Nashville District Energy Board and the Metro Nashville Planning Commission. With an extensive knowledge of Nashville's Metro government, Sweat was a valuable asset for the Metro Nashville District Energy Board.



MNDES Advisory Board Member: Karen Bennett

Karen Bennett, Metro Council member representing the citizens of Inglewood in District 8, was asked to serve on the Metro Nashville District Energy System Advisory Board by Mayor Karl Dean in July 2008 and was immediately elected to the position of board chairwoman after accepting the mayor's appointment. Bennett filled the seat vacated by J.B. Loring.

She is a graduate of Goodpasture High School and Belmont University and is employed as a local residential real estate appraiser. Mrs. Bennett serves on a multitude of Council committees, including Planning, Zoning, Traffic and Parking, Public Safety, Farmers' Market, and Historical. She is also an active member of Two Rivers Baptist Church, Capital View Neighbors Association and Dickerson Road Merchants Association and is the director of the Freedom Farm Animal Sanctuary.

Customer Spotlight: Renaissance Office Tower (Ted Welch)



The Renaissance Nashville Hotel has been a fixture of Music City's skyline since 1986, serving as the anchor hotel for the Nashville Convention Center. Unique architecture, music-themed décor and the trendy Bridge Bar are what most Nashvillians probably associate with the Renaissance Hotel.

But many people don't realize that the top six floors of the hotel house the offices of several Nashville businesses, including law firms, public relations firms, job placement agencies and publishing companies.

The Renaissance Office Tower has been owned by Rodgers/Welch Venture since it was built in '86, and Ted Welch is the majority owner with 50 percent. Welch is a prominent businessman and highly successful commercial real estate developer, but he is also well-known in national political circles as the person to call for help with raising campaign funds. In fact, he was described in the April 16, 1995, issue of the New York Times Magazine as "perhaps the best political fundraiser ever." In the same article, Howard Baker was quoted as saying, "Ted Welch is the number one fundraiser in all history."

Welch, a Tennessee native, served as commissioner of finance and administration and chief operating officer for Tennessee from 1971 to 1974. He also served as Howard Baker's national finance chairman during the 1980 presidential election, and co-founded the Republican Majority fund with Baker from 1981 to 1986 to support Republican Senate and House candidates. Welch has been extensively involved with fundraising campaigns for several other high-profile Republicans, including President Ronald Reagan.

Since 1975, Welch has been an independent real estate investor and developer of office buildings. He owns several office properties in Nashville, but the Renaissance Office Tower is the only one on the Metro DES system. We recently caught up with Ted Welch to discuss his take on the economy, the services Metro DES provides and the commercial real estate climate in downtown Nashville.

Q: How did you get started in the business of commercial real estate investment?

A: I bought my first office building in 1975 with proceeds of Hobbs House Apartments and expanded from there.

Q: The Tower office complex on top of the Renaissance Hotel is one of your most high-profile properties. How did that project come about, and what were some of the challenges involved in the development?

A: I had an opportunity to develop and own the top six floors of the Renaissance Hotel and used industrial revenue bonds that I believe were the last ones permitted for an office building. The hotel and office tower were developed as part of the convention center project. It also included the downtown library parking garage and a retail mall, which was at the site of the downtown library.

Q: What are some of your other properties?

A: I own several properties in the Vanderbilt, Music Row and Green Hills areas. I

have tenants in a wide range of industries, including health care, financial services, media, entertainment, and jewelry and fashion.

Q: The Tower is your only property on the Metro DES system, correct? Compared to your properties not on the system, what differences do you see in energy efficiencies and costs?

A: DES is very competitive, and it is an efficient provider of energy, thanks in part to the excellent management staff. They keep an eye on energy consumption and let me know if there are potential equipment issues that could be raising my energy costs, which I don't get with in-house systems at my other properties.

Q: In your opinion, what impact has Metro DES had on economic development downtown? Does it play a role in decisions to invest in downtown?

A: DES definitely plays a major role in the development of downtown Nashville. Efficient, affordable energy is a strong selling point for downtown developers and people in commercial real estate, and I think with today's economy and emphasis on the environment, DES will only become more important for downtown development decisions.

Q: The economic climate continues to be challenging for the real estate industry. What should developers and property managers be doing to weather the storm?

A: Now more than ever it's important for developers and property managers to work hard, work smart, and don't overextend. I think a lot of people have had to learn the hard way that what looks good on paper isn't always what's best for business. Now is the time to tighten up operations and focus on fundamentals.

Q: From your view, how does today's economic climate compare to other notable recessions and downturns in the past few decades, for example the 1973-75 and 1980-82 recessions? Has Nashville responded better or worse to this recession than previous ones?

A: This recession appears to be worse than previous ones. Fortunately for Nashville, we have a pretty diverse economy. We have a lot of smart entrepreneurs in Nashville, as well as a strong health care industry and tourism industry, so we have a good balance right now.

Q: There is a good bit of disagreement on what kind of economic recovery we are going to have. What's your take on it?

A: I believe the economy will be consistently improving over the next several months, but we still have a long way to go before we're completely out of the recession.

Q: You are well-known for being involved in the community. What are some of the causes and organizations that you support?

A: Republican candidates, the Nashville Symphony, The Elephant Sanctuary, Cheekwood, Nurses for Newborns, and a number of universities.

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90 Peabody Street
Nashville, TN 37210
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